

THE OWNER OF THE PROPERTY IS DUDYCHA INVESTMENT PROPERTIES, LLC. THE SUBJECT PROPERTY IS PARK HUDSON PHASE 10, BLCK 1, LOT 2. PROPERTY IS ZONED PLANNED DEVELOPMENT (PD).

2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 2.65 ACRES (115,429 SF).

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0220F, MAP NO. 48041C0220F, EFFECTIVE DATE: APRIL 2, 2014.

4. THE MINIMUM REQUIRED FIRE FLOW FOR AN OFFICE BUILDING IBC TYPE VB OF 5950 SF IS 2,000 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. 5. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT 11. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

PARKING ANALYSIS

REQUIRED PARKING:

11,200 SF OF MEDICAL 1 SPACE PER 200 SF 56 SPACES REQUIRED

12,600 SF OF OFFICE 1 SPACE PER 300 SF 42 SPACES REQUIRED

PROPOSED PARKING:

94 SPACES PARKING

TOTAL REQUIRED: 98 SPACES 9' WIDTH, 20' LENGTH TYP.

4 SPACES HANDICAP PARKING 98 SPACES PROVIDED TOTAL

WATER DEMAND PER BUILDING

1" DOMESTIC WATER METER

SANITARY SEWER DEMAND
PER BUILDING
(© 90% OF WATER DEMAND)

MAXIMUM (PEAK) 45 GPM

FIXTURE UNITS = 30 FIXTURE UNITS ALLOWED = 700

1" SANITARY SEWER LINE

• 1.04% MIN. SLOPE

PIPE SLOPE OK

AVERAGE

ÀVERAGE

MAXIMUM (PEAK)

UTILITY DEMAND

12.5 GPM

50 GPM

11.25 GPM

12. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.

15. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.

 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.

2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS—BUILT CONDITIONS

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

ATMOS ENERGY SUDDEN LINK COMMUNICATIONS:

4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.

5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.

PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE. 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.

8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.

PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.

10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.

11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.

12. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED. 13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.

14. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.

15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.

16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND

18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS—BUILT CONDITIONS DURING CONSTRUCTION.

19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.

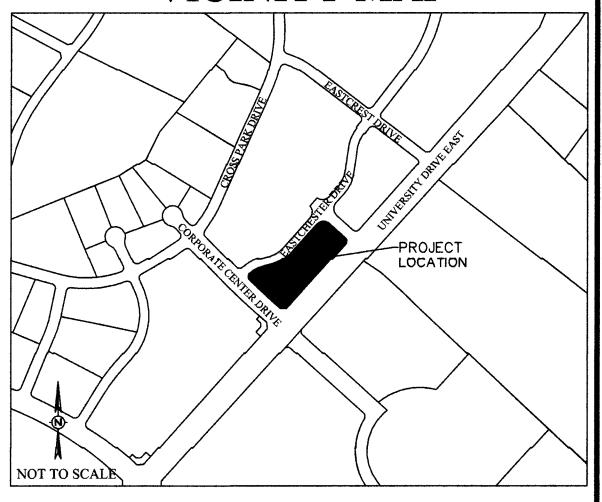
20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.

21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

23. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDMIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

VICINITY MAP



DUDYCHA OFFICE BUILDINGS

TOTAL AREA - 2.65 ACRES PARK HUDSON PHASE 10

LOT 2, BLOCK 1 VOL. 10020, PG. 61 J. W. SCOTT SURVEY, A-59

BRYAN, BRAZOS COUNTY, TEXAS

JUNE 2016

BRYAN DEVELOPMENT, LTD. P.O. BOX 3462

SCALE: 1"=30'

BRAD KERR, RPLS NO. 4502 KERR SURVEYING, LLC 409 N. TEXAS AVENUE BRYAN, TX 77803 (979) 268-3195

DEVELOPER: DUDYCHA INVESTMENT PROPERTIES, LLC 919 LADOVE COLLEGE STATION, TX 77845 (979) 595-6168

BRYAN, TX 77805

ENGINEER: SCHULTZ ENGINEERING, LLC. PO BOX 11995 COLLEGE STATION, TX 77842 (979) 764-3900

SURVEYOR:

Schultz Engineering, LLC
911 Southwest Pkwy E. PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, College Station, Texas 77840 ON JUNE 15, 2016.

BIDDING OR CONSTRUCTION PURPOSES.

DATE

JUNE 2016

TBPE FIRM NO. 12327

APPROVED

JPS

JOB NO.

16-461

979.764.3900

DRAWN

DLD

DESIGNED

DLD

SURVEYED

KERR

BY

DATE

REVISION

PARK HUDSON PHASE 10 LOT 2, BLOCK 1 - BRYAN, TX SITE PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"-30'
PLOTTING SC	ALE: 1:1
FILE NAME:	16-461

SHEET